



Cross Property 360 Property View

13681 WENDESSA Drive, Fishers, IN 46038

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Prop Sub/Trans: **Single Fam/Sale** Media: **47** Status: **Active** BLC#: **21715932** List/MoRnt \$: **\$320,000\***  
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **7/7** Year Built: **2006**  
 Subdivision: **WESTMINSTER AT FISHERS** Virtual Tour: **[http://www.tourfactory.com/2751233/r\\_MIBOR](http://www.tourfactory.com/2751233/r_MIBOR)** Section/Lot: **/51**  
 Legal Desc: **WESTMINSTER AT FISHERS** Interactive VT: **<https://my.matterport.com/show/?m=NFn33pGdAmh>**  
 Bldr/Prjct/Cont: **Lennar** New Const: **No** Stage: Est.Comp. Date:



Tax ID: **29112200405100020** MultiTax ID: Solid Waste: **Yes**  
 Semi Tax: **\$1,389** Tax Year Due: **2019** Tax Exempt: **Homestead**

	Sqft	FB	HB	BD	RM	Bed:	4
Upper:	1,256	2	0	4	4	Baths:	2/1
Main:	1,531	0	1	0	7	# Rooms:	11
Apprx M/U Ttl:	2,787	2	1	4	11	Floor #:	
Basement:	0	0	0	0	0	Levels:	2 Levels
Apprx M/U & Bsmnt:	2,787	2	1	4	11	Unit Entry Lvl:	
% Fin Bsmnt:							
Source:	Assessor						

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **1, FamilyRoom**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<https://youtu.be/zZJwDAKoQjg>**  
 Web Link2: **<http://www.westminsterhoa.com/>**

Recent: **06/10/2020 : DECR : \$325,000->\$320,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x14	Upper	Carpeting	No	Bedroom 2nd	11x11	Upper	Carpeting	No
Bedroom 3rd	11x11	Upper	Carpeting	No	Bedroom 4th	13x11	Upper	Carpeting	No
Breakfast Room	10x10	Main	Tile-Ceramic	No	Den Library	10x10	Main	EngineeredHardvNo	
Dining Room	11x11	Main	EngineeredHardvNo		Family Room	17x17	Main	EngineeredHardvNo	
Kitchen	12x10	Main	Tile-Ceramic	No	LaundryRm	08x06	Main	Vinyl	No
Living Room	12x11	Main	EngineeredHardvNo						

Directions

North on SR 37 to 131st St. Pass schools road turns into Marilyn, go around circle to first left Traymoor to end of street. Turn left on Wendessa to house on left.

Property Description

This meticulously maintained 4BR/2.5BA home in Fishers is what you have been looking for. The home features an open floor plan with upgraded flooring, granite countertops, newer mechanicals and much more. The sellers added on a beautiful sunroom where you can relax overlooking your manicured yard. There is a main floor den in addition to the formal living room and vaulted family room so there is room for everyone. The master suite features a soaking tub, separate shower & walk-in closet. 3 additional bedrooms and hall bath complete the upstairs. Don't miss this one!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Sunroom is enclosed with Vinyl windows that stack up for fresh air

Description

Condo Type: **Property Attached YN: Detached**  
 Lifestyle: **Brick, Vinyl**  
 Exterior: **SinksDouble, Suite, TubFull/SepShower**  
 Master Bedroom: **SinksDouble, Suite, TubFull/SepShower**  
 Appliances: **Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigtr**  
 Equipment: **NetworkReady, SmokeAlarm**  
 Lot Info: **Cul-De-Sac, Sidewalks, TreeMature**  
 Lot Size: **.17ac** Acres: **<.25 Acre**  
 Pet Deposit: **Refundable:**  
 Condo Descrip: **Common Walls: TraditonalAmerican DeckMain, PorchGlassEnclosed**  
 Arch Style: **TraditionalAmerican**  
 Porch: **Bath Sinks Double Main, Foyer Large, Living Room Formal, Laundry Room Main Level**  
 Areas: **BreakfastRoom, Dining/LivingRoomCombo**  
 Eating Area: **Center Island, Kitchen Some Updates, Pantry CathedralCeiling, WalkInCloset, ScreensComplete, WindowsThermal, WindowsVinyl, WoodWorkPainted**  
 Kitchen Features: **Center Island, Kitchen Some Updates, Pantry CathedralCeiling, WalkInCloset, ScreensComplete, WindowsThermal, WindowsVinyl, WoodWorkPainted**  
 Interior Amen: **DrivewayConcrete**  
 Exterior Amen: **0.17**  
 # of Acres: **0.17**  
 Smoking:

Utilities/Environmental

Heating: **ForcedAir** Fuel: **Electric**  
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**  
 Water Heater: **Electric** Primary Sewage Disp: **Municipal Sewer Connected**  
 Utility Option: **Cable Available, Cable Connected, High Speed Internet Available** Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Quarterly** Fee Amnt: **\$440**  
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**  
 Fee Includes: **AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground**  
 Mgmt Co.: **CASI** Mgmt Phone: **317-875-5600** More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **06/04/2020**  
 Circumstances of Sale: **Not Applicable** Disc: **Not Applicable** Seller's Disclosure Supplements  
 Show: **Yes** Show Dt: **06/04/2020** Poss: **Negotiable** Dir Solicit: **No** Ent D: **06/04/2020**  
 LOfc: **TRBL01: Trueblood Real Estate** OP: **317-288-5148** OF: **317-509-4000** Dir: **317-509-4000** A/C Dt: **12/04/2020**  
 LAg: **15467: Kimberly S. Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Show: **317-955-5555** TOM Dt: **12/04/2020**  
 VM: **PF: 317-509-4000** Toll: **317-955-5555** WD: **06/10/2020**  
 Team: **Fdbk: 317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **06/10/2020**  
 Closed:

